

Arlington Board of REALTORS®

Quarterly Newsletter

www.arbori.com 3rd Quarter 2012 817-701-2490

LAS VEGAS CASINO NIGHT



ARBOR Chairman Elect Mike Hale and Wife, Diane

Once again the Las Vegas Casino Night, which was held on June 14th, proved to be a huge success with fun for all. There were more than 170 members and guests enjoying the evening. This event is a fundraiser to help defray the cost of the annual Installation and Awards Banquet which will be held on Thursday, December 13th. This year the event raised in excess of \$9,000.

The Special Events Committee worked hard to ensure a great Casino Night. We wish to thank Lezlee Liljenberg, Chair, Linda Olson, Vice Chair and the following members Robyn Barrere, Delora Chapman, Kim Christoforo, Jessica Craig, Patti Derden, Shannon Ferry-Moser, Mike Hale, Kelsey Hicks, Jennifer Hutcherson, Jo Ann Moore, Jeff Mutchler, Greg Roe, Sue Smith, David Stout, Jo Waldrop, Katie Watson, and Teri Woodson.

TREPAC DENIM AND DIAMOND DINNER DANCE

A great time was had by all of those who attended the "TREPAC Boots, Denim and Diamond" fundraiser Thursday, July 12th. There was good food, good music and dancing, a fabulous bake sale auction and, of course, for the lucky winner, Bernice Moore of Nations Home Warranty there was a 1/2 carat diamond.

The Committee did a beautiful job of putting this event together. The Committee members are as follows: Sharon Parrish, Chairman, Beth Harris, Vice-Chairman, Robyn Barrere,



Margit Paulk, Dee Davey, Sharon Parrish, Don Mahan

Christy Broussard, Lisa Chick, Kim Christoforo, Martha Dent, Charla Vinyard, Judy Hearn, Sharon Holman, Jeff Kubiak, Sarah Mascarenas, Jarrett Newton, Margit Paulk, Stacey Perry, Robin Ray, Sue Smith, Andra Stovall, Jennifer Viner, Lolly Waller.

Board of Directors

Charles Finicum, Chairman
Mike Hale, Chairman Elect
Rod Macdonald, Sec/Treas
Alberto Vazquez, Past Chair
Martha Dent, Region 3 V.P.
Joanne Justice, TAR Director
Steve Young, TAR Director
Pam Bookout, NTREIS Pres.
Chris Craig, NTREIS Director
Don Stanfield, Director
Dee Davey, Director
Gil Molinary, Director
Ellen Batchelor, Director
Jim Jackson, Director
Margit Paulk, Director
Eric English, Director
Charlie Still, Director
Sharon Parrish, Director
Bobbie Johnson, Director
Debbie Hogan, Director
Teri Woodson, Director
Rich Garropy, Director
Tim Beary, Director
Judy Hearn, Director





**THANK YOU TO OUR SPONSORS AND ADVERTISERS FOR
MAKING THIS EVENT POSSIBLE**



ROULETTE
**NORTH
AMERICAN TITLE**

DINNER
STEWART TITLE

CRAPS
**ADOBE TITLE
TEXAS 2REO TEAM/RATTIKIN TITLE**

DESSERT
STAGE & DESIGN

MARGARITAS
**A-ACTION HOME
INSPECTION GROUP**

BLACKJACK

**ALAMO TITLE
ARCLand TITLE
BETTER HOMES & GARDENS, DAVID WINANS
DEE DAVEY REAL ESTATE SERVICES
EBBY HALLIDAY, REALTORS®
iDEAL FLOORS
KELLER WILLIAMS REALTY**

**OLD REPUBLIC TITLE
OneGuard HOME WARRANTIES/
PROVIDENCE TITLE
RJ CONSTRUCTION
SERVICE FIRST MORTGAGE
STERLING REAL ESTATE**

SLOT MACHINES
**CRAIG REAL ESTATE
PLANET SIGN SHOP**

**MANY THANKS TO OUR SPONSORS AND ADVERTISERS FOR HELPING MAKE THE TREPAC
BOOTS, DENIM AND DIAMOND FUNDRAISER SUCH A FUN AND WORTHWHILE EVENT.**

PLATINUM SPONSOR—DAVID WEEKLEY HOMES

COLDWELL BANKER RESIDENTIAL, ARLINGTON

DEE DAVEY REAL ESTATE SERVICES

EBBY HALLIDAY, REALTORS®

HWA HOME WARRANTY

NORTH AMERICAN TITLE

OLD REPUBLIC TITLE

RATTIKIN TITLE

The \$14,223 raised at this event benefits TREPAC, the political action committee that protects private property rights and our pocketbook. Getting involved in TREPAC ensures that you get to keep more of what you earn. TREPAC supports candidates who protect the real estate economy and keep homeownership affordable.



New Members—May, June & July 2012

REALTORS®

Baucom, D. Tyler	HGC Real Estate Services	Parrett, Angela	Keller Williams Realty, Arl.
Bond, Shirley	Keller Williams Realty, Arl.	Phillips, Laura	Platinum Plus, Inc.
Bowers, Deborah	Keller Williams Realty, Arl.	Pierce, Glenn	The Michael Group
Busby, Shakila	C-21 Judge Fite, Arlington	Powell, Toby	Coldwell Banker, Mansfield
Castleberry, Erica	TLC Realty Group	Romero, Nancy	Stanfield REALTORS®
Clay, Caprina	SNC Realty Group, LLC	Russell, Tara	Coldwell Banker, Arlington
Coffey, Micah	Darwin German Signature RE	Sandefur, Rob	Keller Williams Realty, Arl.
Deeds, Stephanie	Re/Max Associates of Arl.	Sawyer, Alysha	Coldwell Banker, Mansfield
DiGesualdo, Julie	Ebby Halliday, REALTORS	Stone, Joseph	Exclusive Homes
Duran, LaTasha	Keller Williams Realty, Arl.	Todd, Kelli	RSC Realty Group
Fisher, Antonette	Keller Williams Realty, Arl.	Young, Nathan	Re/Max Pinnacle Group, Arl
Freeman, Darlynn	Chris Arnold Premier Realty	Zatarain, Bob	Walnut Creek Realty

Designated REALTORS®

Curry, Cynthia	Curry Real Estate
German, Darwin	Darwin German Signature RE
Marshall, Norma	SNC Realty Group, LLC
McCormick, Debra	Optimum Realty, LLC
Nguyen, Thanh	Ace REALTOR® Group
Rosales, Kelli	Kelli Rosales
Trimble, Tish	TNT Investments & Properties
Tukdi, Mohamad-Ali	Dash Realty
Wright, Suzanne	Vintage Shoppe Realty

Affiliates

Anderson, Rodney	Alliant National Title
Minton, Guy	CPA & Mortgage Lending Officer
Cook, Denise	Denise Cook Photography
Remezo, Protais	Fort Worth Home Inspections
Meers, Debra	Huffines Communities
Horne, Christine	Independent Producers of America
Willingham, John	1 st Texas Inspections
Ingram, Carrie	Conrad Creative
Boyer, Marcia	Gateway Mortgage Group
Coffey, Lonny	Gateway Mortgage Group
Taylor, Faye	Gateway Mortgage Group
Kerr, Trevor	Gateway Mortgage Group
Glass, Dotty	Gateway Mortgage Group

Hasbrouck, Ashley	J C Real Estate
Hicks, Lisa	C-21 Judge Fite, Mansfield
Hicks, Steven	Coldwell Banker, Arlington
Hoffpauir, Jennifer	Re/Max Pinnacle Group, Arl
Hornburg, Angela	Keller Williams Realty, Arl.
Hornsby, Sheila	SNC Realty Group, LLC
Johnson, Joshua	Keller Williams Realty, Arl.
Johnson, Martin	Chris Arnold Premier Realty
Kelly, Stacy	Chris Arnold Premier Realty
Kenney, Quanika	Keller Williams Realty, Arl.
Knappenberger, Malinda	Coldwell Banker, Mansfield
Lewis, Jo Ann	Keller Williams, Arlington
Lockhart, Timothy	Keller Williams, Arlington
Louis, Craig	Terry Team Real Estate
Maxwell, Cynthia	HRH Properties
Molina, Lidia	Keller Williams, Arlington
Murillo, Judy	Keller Williams, Arlington
Norris, Cassandra	Optimum Realty, LLC
Owens, Jennifer	Re/Max Associates of Arl.
Pace, Shiwona	Coldwell Banker, Mansfield

ETHICS CASE INVOLVING NAR CODE OF ETHICS ARTICLE 1

Conditioning Submission of Purchase Offer on Execution of Prelisting Agreement

Ima Owner listed her home with REALTOR® Pricit Wright on an exclusive listing which was disseminated through the Multiple Listing Service.

Riley Wansit, a recent transferee to the city, was represented by REALTOR® Tharsa Ketch, who showed Mr. and Mrs. Wansit a number of properties. Of the properties they had seen, Mr. and Mrs. Wansit decided that Ima Owner's home was the only one that suited their needs. They told Tharsa Ketch they were prepared to make a full price offer to maximize their chances of purchasing the home.

Tharsa Ketch agreed to write the offer, but first produced a prelisting agreement which, if signed, would obligate Mr. and Mrs. Wansit to give Tharsa or his assigns the exclusive right to sell the property for 90 days should they ever decide to list the property for sale.

Riley and Shirley Wansit objected to committing to a future listing, but REALTOR® Ketch insisted he would not prepare or submit their offer to REALTOR® Pricit Wright and Ima Owner unless the Wansit's signed the prelisting agreement. The next morning they called Tharsa Ketch stating that if the property was still available they would enter into the prelisting agreement since they still wanted to purchase the house. The

prelisting agreement and the purchase offer were signed, their offer was accepted by Ima Owner and the sale subsequently closed. After the closing, Mr. and Mrs. Wansit filed an ethics complaint with the local Board of REALTORS®, alleging a violation of Article 1 on the part of REALTOR® Tharsa Ketch.

At the hearing, Tharsa Ketch defended his actions arguing that his conduct in no way had injured the buyers or sellers. He noted that Ima Owner's home had sold at the full price, and Mr. and Mrs. Wansit purchased the home they wanted at a price they were willing to pay. In addition, REALTOR® Ketch was prepared to put forth his best efforts to sell Riley and Shirley's home if they ever decided to sell.

After hearing the evidence and testimony, the Hearing Panel concluded that REALTOR® Tharsa Ketch had violated Article 1. By entering into a principal/client relationship, Tharsa Ketch was obligated to protect and promote the client's interests. The Hearing Panel concluded that by conditioning submission of his client's offer on their signing a prelisting agreement, Ketch has placed his financial gain ahead of his clients' which is prohibited under Article 1.

Case Interpretations from the 2012 Code of Ethics and Arbitration Manual. Only the names have been changed to protect the alphabet.

ARBOR WON 1ST PLACE IN THE 4TH OF JULY PARADE



Our entry in the 4th of July Parade was a great success and we came away with a 1st Place Trophy in the Small Business Category. We wish to thank the members who participated in the parade and those who worked on the float.

ARLINGTON BOARD OF REALTORS® LEADERSHIP NOMINEES FOR 2013

The Nominating Committee met on July 12, 2012 and selected the following nominees for 2013 candidates for Arlington Board of REALTORS® Chairman-Elect, Secretary/Treasurer and Board of Directors:

OFFICER CANDIDATES

Chairman-Elect	Rod Macdonald
Secretary/Treasurer	Pam Bookout

DIRECTOR CANDIDATES

Place 1	Shannon Ferry-Moser
Place 2	Diane Flynn
Place 3	Rene Olivier
Place 11	Beth Fite Harris
Place 14	Carolyn McNabb

Additional nominations of qualified REALTOR® members may be made to Larry Johnson President/CEO of ARBOR no later than September 1, 2012 as follows:

Additional nominations for Officer positions shall be in writing and signed by not less than fifty (50) REALTOR® Members of ARBOR.

Additional nominations for Director Places shall be in writing and signed by not less than fifty (50) REALTOR® Members of ARBOR.

The REALTOR® Members shall be notified of any additional nominees.

The slate of candidates will be presented for approval and election at the Annual Membership Meeting in October 2012.

(Above excerpted from ARBOR Bylaws, Article XI, Section 3(d). Nomination Procedure.)



★ Thursday
August 9, 2012 ★

Kids
Welcome

5th Annual Family Bowling Fun Day

Fund Raiser Benefiting

**Arlington Board of REALTORS®
Community Service Foundation**

5:00p.m. to 8:00 p.m.

Sign In
5:00-6:00

Bowling
6 to 8

Hors d'oeuvres
5:30-7:00

Happy Hour
6:00-7:30



MEET US AT ALLEY CATS

\$35 Per Player Includes:
Hors d'oeuvres, Shoe
Rental, 2-hours Bowling
Game Card (\$10 Value)

Sign Up: 1. _____ (\$35 per Player)

PHONE #: _____ EMAIL: _____

All Donations are Tax Deductible
Payment to accompany registration form
AMEX, Visa, MasterCard, Discover

Card# _____ Exp.Date _____

Checks to be made payable to: ARBOR CSF
3916 Interstate 20 West, Ste. 160
Arlington, Texas 76017





ARBOR Members- Have You Tried This Yet?

AnnounceMyListing is a viral marketing tool powered by AnnounceMyMove.com which auto-generates two Listing Announcements from a single MLS Listing - one for YOU and one for your SELLER. This is all done automatically for you!

Get connected to your Seller's family and friends while driving traffic to your listing! Leverage the power of social networking sites such as Facebook and LinkedIn. Reconnect with your past clients and prospects... all with one simple program!

How to gain access to your AnnounceMyListing Account w\NTREIS

Simply log into your NTREIS MLS Tempo account. Open the My Sidebar menu on the left. Scroll down to the "Products and Services" tab and **click on AnnounceMyListing**! You will be taken to our site where you will see all your active listings waiting for you. It's that easy!

NEW MEMBER PROCESSING HOURS

10:00 a.m. Mondays, Wednesdays, Fridays & 2:00 p.m. Tuesdays & Thursdays

Processing will take approximately 45 minutes. The sessions will begin PROMPTLY at the times listed above. Please arrive about 5-10 minutes prior to the session you plan to attend. No one will be admitted late to the session. You will need to bring with you:

Your Texas Real Estate License Number (for new licensees: your license number must show "active" on the TREC website),

All addresses/phone numbers applicable to the company you are joining, And payment for joining the Board.

Arlington Board of REALTORS®

2012 Membership by Month Through July

Arlington Board of REALTORS, 2012	Jan.	Feb.	Mar.	Apr.	May	June	July
Designated REALTOR	238	236	231	238	243	243	242
REALTOR Manager	20	19	19	19	19	19	19
REALTOR	827	830	822	824	835	832	845
Provisional REALTOR	31	23	31	31	36	42	29
REALTOR Emeritus	3	3	3	3	3	5	5
TAR/NAR SUBTOTAL	1119	1111	1106	1115	1137	1141	1140
Secondary Designated REALTOR	33	33	32	34	34	35	35
Secondary REALTOR	3	2	3	3	3	4	5
TOTAL REALTOR MEMBERSHIP	1155	1146	1141	1152	1174	1180	1180
Affiliate	145	140	106	116	118	122	125
Additional Affiliate/Representative Affiliate	82	84	64	66	72	73	78
Institute Affiliate	3	3	3	3	3	3	3
TOTAL BOARD MEMBERSHIP	1385	1373	1314	1337	1367	1378	1386
REALTOR Members Dropped	28	23	29	16	4	9	16
New REALTOR Members	25	14	24	27	26	15	16
Member-MLS User	1094	1096	1082	1084	1088	1091	1070
Non-Member Participant	14	14	10	10	12	12	13
Non-Member MLS User	48	41	43	41	42	45	47
Total MLS Users	1156	1151	1135	1135	1142	1148	1130